

**Exhibit A**

<b>Transferee/Creditor</b>	<b>Transferor/Debtor</b>	<b>Date of Transfer</b>	<b>Amount of Transfer</b>	<b>Reason for Payment or Transfer/ Relationship to Debtor</b>
WINBROOK 15 Alexander Road Billerica, MA 01821	Christmas Tree Shops LLC	2/3/2023	\$20,000.00	Services
WINBROOK 15 Alexander Road Billerica, MA 01821	Christmas Tree Shops LLC	2/10/2023	\$20,000.00	Services
WINBROOK 15 Alexander Road Billerica, MA 01821	Christmas Tree Shops LLC	2/17/2023	\$20,000.00	Services
WINBROOK 15 Alexander Road Billerica, MA 01821	Christmas Tree Shops LLC	3/3/2023	\$20,000.00	Services
WINBROOK 15 Alexander Road Billerica, MA 01821	Christmas Tree Shops LLC	3/20/2023	\$25,000.00	Services
			<b>\$105,000.00</b>	